



# The Weekly Permit Bulletin

August 16, 2012

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

## GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

### Notice of Application

#### NOTICE OF APPLICATION

[The Spring District Office Buildings 16 & 24](#)

**Location:** 1227 124<sup>th</sup> Avenue NE

**Neighborhood:** Wilburton

**File Number:** 12-115899-LD

**Description:** Application for Design Review approval to construct two office buildings with ground-floor retail space. The buildings will be 11-stories and 9-stories in height, with a total gross square footage of approximately 476,000 gross square feet, excluding the parking areas. There will be 5 levels of underground parking with approximately 1,100 parking stalls total. The project includes demolition of 346,489 square feet of warehouse. The west wall of an existing warehouse will be retained and remodeled into an approximate 16,000 square foot industrial brewery, including approximately 3,000 square feet of potential retail space. Site improvements include street improvements, site utilities, landscaping, and pedestrian circulation. The project limit area is 14.8 acres. **Note:** This project is within The Spring District Master Development Plan (11-125943-LP) and thus any decision on this Design Review application (12-115899-LD) will be delayed until final decision on The Spring District Master Development Plan (11-125943-LP).

**SEPA:** A Determination of Non-Significance is expected with incorporation by reference of the Bel-Red Corridor Project Draft and Final Environmental Impact Statements.

**Public Meeting:** A public meeting may be held at a later date.

**Minimum Comment Period Ends:** Thursday, August 30, 2012, 5 PM. Refer to page one for information on how to comment on a project. **Special Note:** If you are a Party of Record/Appellant to the prior The Spring District Master Development Plan application (11-125943-LP), you will need to provide a new written comment specifically regarding this project to become a Party of Record for The Spring District Office Buildings 16 & 24 Design Review application (12-115899-LD).

**Date of Application:** June 1, 2012

**Completeness Date:** June 21, 2012

**Applicant:** Wright Runstad & Company

**Applicant Contact:** Cindy Edens, Wright Runstad & Company, 206-805-5886

**Planner:** Carol Hamlin, 425-452-2731

**Planner Email:** [chamlin@bellevuewa.gov](mailto:chamlin@bellevuewa.gov)

#### NOTICE OF APPLICATION

[Alamo Manhattan Main Street](#)

**Location:** 10505 Main Street

**Neighborhood:** West Bellevue

**File Number:** 12-117760-LD

**Description:** Application for Design Review approval to develop a 7-story, multi-family, mixed-use project with 260 residential units, approx. 7,000 square feet of retail at the ground level, and underground parking with 319 spaces.

**Approvals Required:** Design Review approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** Thursday, August 30, 2012, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 13, 2012

**Completeness Date:** August 2, 2012

**Applicant:** Alamo Manhattan Main Street, LLC

**Applicant Contact:** Robert Lamkin, Hensley Lamkin Rachel, Inc, 972-726-9400 ext. 103

**Planner:** Sally Nichols, 425-452-2727

**Planner Email:** [spnichols@bellevuewa.gov](mailto:spnichols@bellevuewa.gov)

#### NOTICE OF APPLICATION

[Guyette Residence](#)

**Location:** 1219 96<sup>th</sup> Ave SE

**Neighborhood:** West Bellevue

**File Number:** 12-117987-WG & 12-117991-LO

**Description:** Application for Critical Areas Land Use Permit and Shoreline Substantial Development Permit to construct a new single family residence. The proposed residence is within the Shoreline Overlay District and is proposed to be located within the buffer of a steep slope critical area as regulated under LUC 20.25H. The proposal includes a top of slope buffer reduction from 50 feet to 25 feet. The proposal also includes slope restoration and is supported by a critical areas report analysis.

**Approvals Required:** Critical Areas Land Use Permit approval, Shoreline Substantial Development Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** Thursday, August 30, 2012, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 19, 2012

**Completeness Date:** July 26, 2012

**Applicant:** Todd and Tracy Guyette

**Applicant Contact:** Kenny Booth, The Watershed Company, 425-822-5242

**Planner:** David Pyle, 425-452-2973

**Planner Email:** [dpyle@bellevuewa.gov](mailto:dpyle@bellevuewa.gov)

## **NOTICE OF APPLICATION**

**Newcastle Beach Park Trail Improvement**

**Location:** 4400 Lake Washington Blvd SE

**Neighborhood:** Newport

**File Number:** 12-118225-WG

**Description:** Application for Shoreline Substantial Development permit approval and SEPA review to construct improvements to an existing park trail. Project includes the construction of a boardwalk in the location of the existing bark path and maintenance activities including restoration of previously disturbed areas, invasive vegetation removal, and installation of native plantings in the area surrounding trail improvement. The site contains a wetland, is adjacent to a shoreline of statewide significance, and is therefore subject to the provision of the Shoreline Overlay district.

**Approvals Required:** Shoreline Substantial Development Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** Monday, September 17, 2012, 5 PM. Refer to page one for information on how to comment on a project.

**Completeness Date:** July 24, 2012

**Applicant Contact:** Kevin Husemann, City of Bellevue Parks Department, 425-452-4154

**Planner:** Heidi Bedwell, 425-452-4862

**Planner Email:** [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)

## **Notice of Decision**

### **NOTICE OF DECISION**

**Maus Short Plat and Critical Areas Land Use Permit**

**Location:** 13819 SE 10<sup>th</sup> Street

**Neighborhood:** West Lake Hills

**File Number:** 12-110357-LN / 12-113805-LO

**Description:** Approval of Preliminary Short Plat to subdivide three existing single family parcels into five parcels in the R-1.8 Zone. The site is encumbered with two areas regulated as Geologic Hazard Critical Areas. The project includes approval of a Critical Areas Land Use Permit to reduce the top-of-slope buffer from 50 feet to 15 feet through geotechnical analysis and slope vegetation enhancement (planting).

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** Thursday, August 30, 2012, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 27, 2012

**Completeness Date:** May 4, 2012

**Notice of Application Date:** May 17, 2012

**Applicant:** Thom Gebhard, Murray Franklyn

**Applicant Contact:** Todd Oberg, The Blueline Group, 425-216-4051 ext. 224

**Planner:** David Pyle, 425-452-2973

**Planner Email:** [dpyle@bellevuewa.gov](mailto:dpyle@bellevuewa.gov)

### **NOTICE OF DECISION**

**Eastgate Kennels Reasonable Use Exception**

**Location:** 1807 134<sup>th</sup> Ave SE

**Neighborhood:** Woodridge

**File Number:** 12-111843-LO

**Description:** Approval of a Critical Areas Land Use Permit to authorize 8,987 square feet of disturbance area to allow development of one single family residence on a 2.5 acre R-20 zoned parcel through the LUC 20.25H.055 Reasonable Use Exception. The property is encumbered by steep slope critical areas, wetland critical areas, and stream critical areas and associated buffers.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** Wednesday, May 30, 2012, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** April 27, 2012

**Completeness Date:** May 10, 2012

**Notice of Application Date:** May 17, 2012

**Applicant:** Bob Wenzl, Andrew Michael Construction

**Applicant Contact:** Lafe Hermansen, Core Design Inc., 425-885-7888

**Planner:** David Pyle, 425-452-2973

**Planner Email:** [dpyle@bellevuewa.gov](mailto:dpyle@bellevuewa.gov)

#### **NOTICE OF DECISION**

##### **Elsoe Residence Garage Roof Replacement**

**Location:** 2238 W Lake Sammamish Parkway SE

**Neighborhood:** Sammamish/East Lake Hills

**File Number:** 12-115762-LO

**Description:** Land Use approval to allow a garage within a setback from a steep slope critical area with a new pitched roof. The garage is existing but is not a primary structure and requires review to make the structure legally nonconforming.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** Thursday, August 30, 2012, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** May 30, 2012

**Completeness Date:** June 27, 2012

**Notice of Application Date:** July 26, 2012

**Applicant Contact:** Robert Sorensen, MacPherson Construction, 425-391-3333

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

#### **NOTICE OF DECISION**

##### **Westad – Vasa Creek Critical Area and Buffer Disturbance**

**Location:** 16721 SE 35<sup>th</sup> Street

**Neighborhood:** Sammamish/East Lake Hills

**File Number:** 12-107982-LO

**Description:** Critical Areas Land Use Permit approval for disturbance within critical area and critical area buffer of Vasa Creek, a Type F stream, and an area of special flood hazard. The disturbance includes the modification of an existing footbridge across the creek, laying-back of the stream bank and native vegetation enhancement of in the stream critical area buffer.

Associated with enforcement action #11-120985-EA.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** Thursday, August 30, 2012, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 6, 2012

**Completeness Date:** March 22, 2012

**Notice of Application Date:** March 29, 2012

**Applicant:** Warren and Robin Westad

**Applicant Contact:** Kris Lepine, Herrera Environmental Consultants, 206-787-8267

**Planner:** Kevin LeClair, 425-452-2928

**Planner Email:** [kleclair@bellevuewa.gov](mailto:kleclair@bellevuewa.gov)